

# COMMITTEE AMENDMENT FORM

DATE: 08/01/07

COMMITTEE      ZONING      PAGE NUM. (S)

ORDINANCE I. D. #07-O-0856      SECTION (S)

RESOLUTION I. D. #07-R-      PARA.

AMENDS THE LEGISLATION BY ADDING ONE (1) CONDITION A SITE  
PLAN MARKED RECEIVED BY THE BUREAU OF PLANNING 4/25/07.

AMENDMENT DONE BY COUNCIL STAFF 08/01/07

City Council  
Atlanta, Georgia

**07- ① -0856**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-07-45**  
Date Filed: 4-9-07

**AN ORDINANCE TO AMEND ORDINANCE 04-O-0482 (Z-04-27) WHICH REZONED PROPERTY LOCATED AT 935 MARIETTA STREET, N.W. FROM THE I-2 (HEAVY INDUSTRIAL) AND I-1 (LIGHT INDUSTRIAL) DISTRICTS TO THE PD-MU (PLANNED DEVELOPMENT-MIXED USE) DISTRICT FOR THE PURPOSES OF A SITE PLAN AMENDMENT.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That all currently approved site plans governing the development of the property located at **935 MARIETTA STREET, N.W.** more particularly described by the attached legal description are hereby deleted in their entirety and a new site plan is hereby adopted in lieu thereof..

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

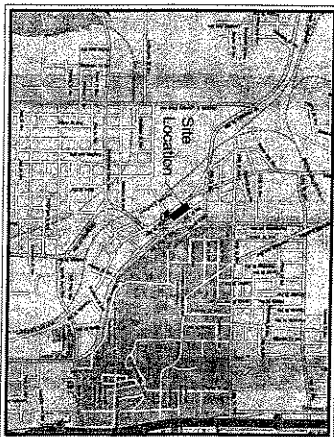
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**CONDITIONS FOR Z-07-45 for 935 Marietta Street, N.W.**

1. Site plan titled "935 Marietta Street", stamped received by the Bureau of Planning on 04/25/07.

<b>Development Summary</b>	
<b>Zoning Classification</b>	<b>Total Open Space Required (TOSR)</b>
PC-MU	(LU table) x (142,809 sf)
	0.70 x 142,809 = 99,967
<b>Building Square Footage</b>	<b>Required</b>
Residential	98,827 sf
Commercial	190,948 sf
Garage	
Total Square Footage	
245,000 sf	
25,000 sf	
185,000 sf	
465,000 sf	
<b>Dwelling Units</b>	<b>Useable Open Space Required (UOSR)</b>
285 units	(LU table) x (142,809 sf)
	47 x 142,809 sf = 67,027
	67,027 sf
	88,100 sf
<b>Building Height</b>	
95 max	
<b>Net Lot Area</b>	<b>Parking Requirements</b>
108,375 sf	Residential (47 units)
	198 spaces 430 spaces
	Commercial (1 space / 400 sf)
	63 spaces 100 spaces
<b>Gross Land Area</b>	<b>Loading Spaces</b>
142,809 sf	(25,000 sf / 400)
	6 spaces 4 spaces
<b>Fixed Area Ratio (FAR)</b>	
Residential (245,000 / 142,809) 1.72	
Commercial (25,000 / 142,809) 0.18	
Total FAR provided 1.90	

Z-07-45



Vicinity Map

SCALE: AS SHOWN



Z-07-45

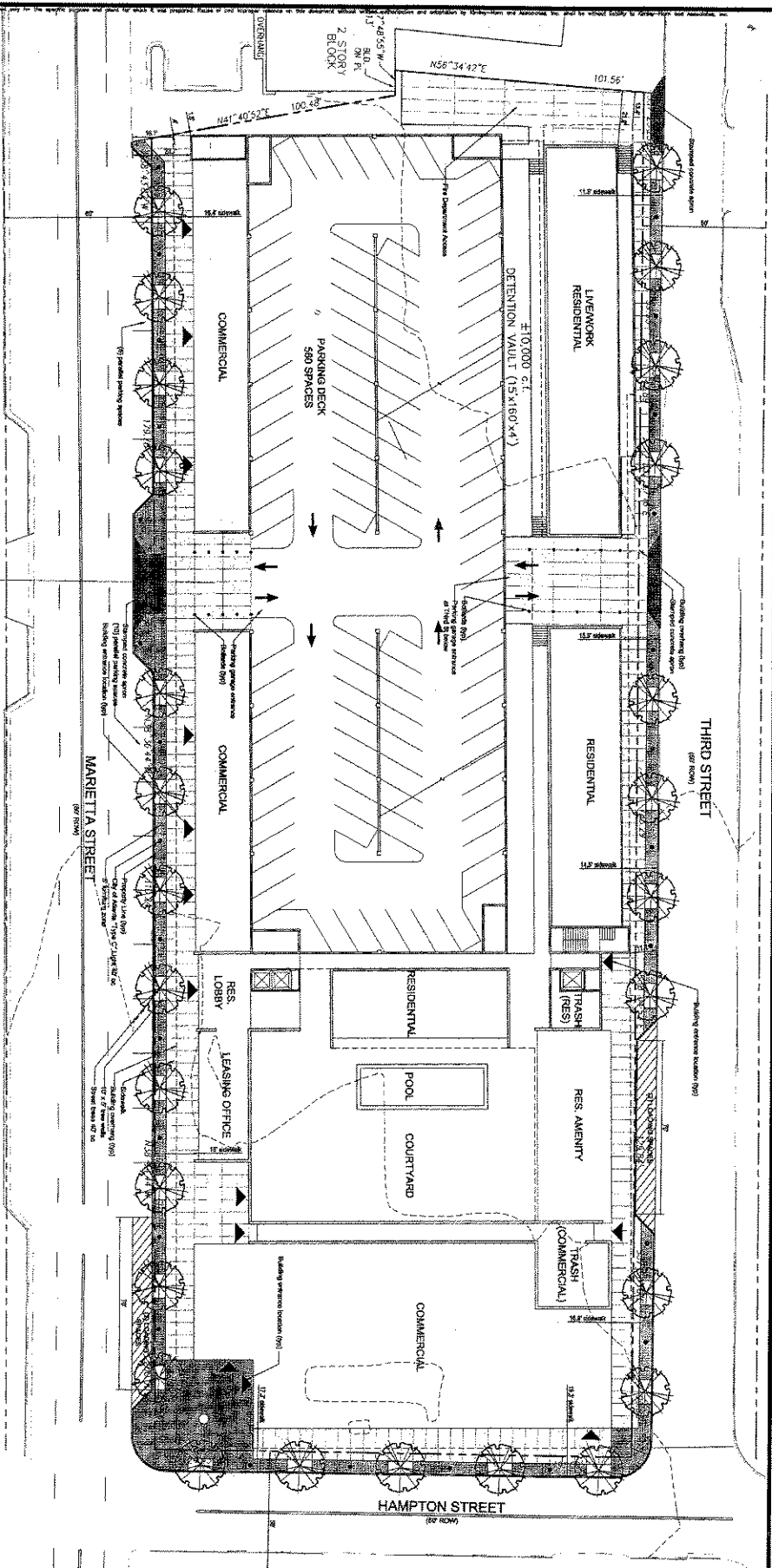


ALLIANCE RESIDENTIAL

935 MARIETTA STREET  
ATLANTA, GEORGIA  
SITE PLAN

NO.	REVISIONS	DATE	BY

**Kimley-Horn and Associates, Inc.**  
517 WEST PEACHTREE ST., NW  
SUITE 601  
ATLANTA, GEORGIA 30308-1121  
Tel: (404) 418-8700  
Fax: (404) 418-8701  
© 2007 Kimley-Horn and Associates, Inc.



Legal Description  
935 Marietta Street

RECEIVED  
APR 9 2007  
BUREAU OF  
PLANNING

All that tract or parcel of land lying and being in Land Lot 112 of the 14th District, City of Atlanta, in Fulton County, Georgia and being more particularly described as follows:

20745

Beginning at a point at the intersection of the Northwest right-of-way line of Hampton Street and the Northeast right-of-way line of Marietta Street; thence following said right-of-way line of Marietta Street North 38 degrees 45 minutes 24 seconds West a distance of 200.00 feet to a hole found; thence North 38 degrees 37 minutes 24 seconds West a distance of 110.24 feet to a nail found; thence North 38 degrees 36 minutes 27 seconds West a distance of 40.42 feet to a nail found; thence North 38 degrees 44 minutes 12 seconds West a distance of 179.78 feet to an iron pin found; thence leaving said right-of-way line North 41 degrees 40 minutes 12 seconds East a distance of 100.48 feet to an iron pin found; thence North 37 degrees 49 minutes 35 seconds West a distance of 10.13 feet to a nail found; thence North 56 degrees 34 minutes 02 seconds East a distance of 101.56 feet to an iron pin found at the southwestern right-of-way line of Third Street; thence following said right-of-way line South 37 degrees 24 minutes 05 seconds East a distance of 99.95 feet to an iron pin found; thence South 37 degrees 22 minutes 30 seconds East a distance of 42.89 feet; thence South 37 degrees 47 minutes 56 seconds East a distance of 183.29 feet to an iron pin found; thence South 38 degrees 05 minutes 33 seconds East a distance of 125.84 feet to an iron pin found; thence South 37 degrees 56 minutes 56 seconds East a distance of 99.85 feet to an iron pin found at said northwestern right-of-way line of Hampton Street; thence following said right-of-way line South 52 degrees 24 minutes 03 seconds West a distance of 191.50 feet to the Point of Beginning.

2-0745

RCS# 1165  
5/07/07  
6:18 PM

Atlanta City Council

REGULAR SESSION

0856

MULTIPLE

07-O-0851 - 0868

REFER ZRB/ZONE

YEAS: 12  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 0  
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	NV Willis
NV Winslow	NV Muller	Y Sheperd	NV Borders

MULTIPLE